

Current and Proposed Projects on University Avenue

Compiled by University UNITED (available at www.universityunited.com)

Projects (Organized from East to West):

Mai Village: Ngoan Dang, and wife My-Dung Nguyen built an extraordinary restaurant at Western and University that reflects the artistic, historical and culinary culture of their native Vietnam. Food critic Kathie Jenkins wrote, "On a WOW scale, Mai Village is a 10!"

Rondo Library and Dale Street Apartments: The Rondo Library/Dale Street Apartments, under construction on the southwest corner of Dale and University, is a unique collaboration of the St. Paul Public Library, the City, Legacy Management, and the community. The library will take up the entire first floor, with structured parking below grade and on the second floor. Ninety-eight rental units will be built on the three upper floors.

Dale Street Village: A mixed-use project proposed for the northeast Corner of Dale and University, will have 90 senior housing units, including 30 owner occupied homes. The Greater Frogtown Community Development Corporation, and its partners, hope to finalize funding by late 2006.

Proposed University/St. Alban's Project: Welsh Companies, working with a community collaboration, is proposing 30 units of housing and 8,000 square feet of retail space.

MCASA Homes: A collaboration including Aurora/St. Anthony Neighborhood Development Corporation, Model Cities Community Development Corporation, and Gabler Housing Solutions Corporation, is developing an affordable housing project of single family homes at Aurora and Dale Streets. Construction started in May, 2005.

Western Bank: At the northeast corner of St. Albans and University this bank that has been a community anchor for ninety years recently completed their new headquarters. The two story structure also houses offices for the Neighborhood Development Corporation. It was designed by HTG Architects.

Families First Supportive Housing: Model Cities' Families First apartment project is the second phase of a comprehensive supportive housing initiative. Located at 833 University Avenue, the six unit, three story building consists of three 2 BR units and three 3 BR units. Peter Kramer is architect for the project.

Lexington Park Project: Wellington Management acquired the 8 acre site on the southwest corner of Lexington and University last year and has sold off portions to Aldi's and TCF Bank, who are proceeding with construction. Discussions are currently ongoing with Wilder Foundation, Episcopal Homes, CCHT, and other additional potential developers for the remainder of the site.

Aldi's Grocery: An Aldi's Grocery store is currently under construction at the corner of Lexington Avenue and University. The 15,000 square foot, single-story building features an unusually tall façade, adding presence to the corridor. United Properties is the developer/ contractor.

TCF Bank: A two-story TCF Bank is about to start construction at Lexington and University. The second floor will house a bank job-training program in partnership with Goodwill Industries. HTG Architects designed the project.

Hoa Bien Restaurant: This popular Vietnamese eatery is proposing to build a new restaurant and banquet hall to the east of their current building on the northwest corner of Lexington and University. It is designed by DJR Architecture.

Yang Clinic: At University and Oxford Street, the Welsh Companies is constructing a 3,600 square foot medical clinic. Designed by Genesis Architecture, it will feature medical exam rooms, offices and lab spaces, and other leasable spaces. Completion is scheduled for mid-September.

Menlo Park: In spring, 2004, Menlo Park opened one of the first privately run biotech incubators in the Twin Cities at 1246 University Avenue. It is located in a four-story, former state crime lab building on the south side of University between Griggs and Syndicate.

Alternative Learning Center School (former 3M site): The School District is finalizing plans for a new facility at 1210 University Avenue. The building will occupy the northern portion of the site with surface parking on the south. It will house approximately 30 staff members and 250 high school students. Wold Architects are the project designers.

CVS Pharmacy: Velmeir Companies is building a drive-thru drugstore for the national chain on the northwest corner of Snelling and University Avenue. Construction on the 13,000 square foot store is underway, with expected completion in the fall of 2005. The designers are RSP Architects.

American Bank: A complete renovation of the bank at 1578 University Avenue is underway, including new glass facades. Project designers are Shea Architects.

James Griffin Garden Rowhouses: A five-unit residential complex is being developed by James Garrett, Jr., and Erick Goodlow at 1635 St. Anthony Avenue at Fry Avenue. It will feature roof top planters as part of a storm water management system, solar panels, and bamboo wood floors.

Goodwill/Easter Seals: In November 2004, Goodwill/Easter opened their new 170,000 square foot headquarters building near the intersection of Fairview and University Avenue. It features 45,000 square feet of office and programming space with the remainder for processing and storage area, as well as a retail store. It was designed by Pope Architects.

Dickerman Park: The linear green space on University, between Fairview and Aldine, in front of the YMCA, Griggs Midway and adjoining buildings, is actually a 2.5 acre city park. A community coalition, working with the City, has raised funds to retain landscape architects Coen + Partners and public artist Wing Young Huie to do a development plan. A small demonstration project is expected to be completed by the end of the year. Complete restoration will be done in phases over several years, depending upon funding.

Episcopal Homes: This two phase senior housing project at Fairview and University was the first significant housing built on University Avenue in over 75 years. Its impact cannot be overstated for changing perceptions about the viability of housing on the corridor and for helping usher in a new wave of re-development.

Menards: A long-standing need for a home improvement store in the Midway was met when Menards built their first ever full two-story building on the northwest corner of University and Prior in March of 2005. The 5 acre structure marks their first location in the metro area.

Carleton Place Lofts: The former Johnson Brothers Liquor Warehouse buildings, on University between Carleton and Hampden, will be converted to residential lofts in two phases starting this summer. The project is a collaboration of University Carleton Development and Dominion Development, and is designed by BKV Architects.

Metro Lofts: Currently under construction, Metro Lofts will be a 5-story, 67-unit market rate condominium, mixed-use project located on University Avenue just west of Highway 280. Expected move-in date for buyers is March, 2006. Project designers are ESG Architects.

Emerald Gardens: Awarded "Project of the Year" from University UNITED in 2003, Emerald Gardens is a complex of four separate building on 3 acres featuring 216 condominium units. It demonstrated the strength of the market for new ownership housing on the corridor. It was developed by Wellington Management and designed by ESG Architects.

808 Berry Place: There are a total of 267 rental housing units at 808 Berry Place including one, two and three bedroom flats, townhomes and lofts. Thirty percent of the units are affordable. The project includes a beautiful interior courtyard, swimming pool and heated underground parking. It was designed by Walsh Bishop Architects and developed by Dominion Inc. University UNITED awarded it "Project of the Year" in 2004.

The Colonial Building - Wellington Management proposed redeveloping the old "colonial" building at 2700 University Avenue into a 17,500 square foot grocery store with 85 units of market rate housing above.

Proposed Student Housing at Hubbard Broadcasting Site: A national student housing developer, JPI, is proposing a large multi-phase project on an 11 acre site that stretches across St. Paul into Minneapolis and fronts the University Bus Transit Way. JPI is hoping to begin construction in early 2006.

University Enterprise Laboratories (UEL): Located at 1000 Westgate Drive, the UEL is a 125,000 square foot biotech incubator building that is a collaboration of the University of Minnesota, the City of St. Paul, and several corporations. A \$20 million renovation is nearing completion, and the building is already partially occupied. It is located in the heart of the St. Paul Bioscience zone, on the bus transitway linking the U of M's St. Paul and Minneapolis campuses.

Center of Media Arts: IFP Minneapolis/St. Paul opened their state-of-the-art media arts center at 2446 University Avenue in spring 2005. The new building consolidated IFP's three offices and facilities into a convenient and accessible shop for their growing constituency of media artists, students and community members. The building features modern editing suites, expanded darkrooms and classrooms, and new photography equipment. IFP works in partnership with St. Paul Public Schools.

Minnesota Innovation Center: The Twin Cities based Wall Companies is currently developing a 65-acre University-related Research Park along the bus transitway between the Minneapolis and St. Paul campuses of the University of Minnesota. The site, located in the state-sponsored JOBZ zone, and federally-designated empowerment zone, is currently being cleaned up through a substantial grant from the Metropolitan Council. The Minnesota Innovation Center is modeled after other research parks around the world that collaborate with first-class research universities to help commercialize new research. For more information, please see www.MinnesotalInnovationCenter.com.